

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

February 5, 2009



FP 08-01: proposed Final Plat showing Scotty's House Subdivision

SIZE AND LOCATION: 6.85 acres of land out of Zeno Phillips League, A-45 located at the southwest corner of East Villa Maria Road and Kent Street in Bryan, Brazos County, Texas

EXISTING LAND USE: office/retail building with parking lot and vacant acreage

ZONING: Retail District (C-2)

APPLICANT(S): Kling Engineering

STAFF CONTACT: Julie Fulgham, Project Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** this proposed final plat.



PROPOSED SUBDIVISION:

This proposed final plat creates two lots for commercial use. Proposed Lots 1 and 2 are 3.96 acres and 2.89 acres in size, respectively. This final plat formally dedicates private access public drainage easements.

On December 18, 2008, the Planning and Zoning Commission approved a variance from the minimum required lot width on this property, to allow proposed Lot 1 to be only 65.1 feet in width (case no. PV 08-38). With approval of that variance, the proposed final plat meets all requirements of applicable codes and ordinances.

RECOMMENDATION:

The Site Development Review Committee and staff recommend **approving** this proposed final plat.